144.0	0008	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	878,800 / 878,800
					USE VALUE:	878,800 / 878,800
					ASSESSED:	878,800 / 878,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOODWIN STEPHEN C/THERESE
Owner 2:	
Owner 3:	
Street 1:	152 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RILEY ROBERT J -
Owner 2:	-
Street 1:	152 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,886 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1955 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4886.000	422,400	3,100	453,300	878,800
Total Card	0.112	422,400	3,100	453,300	878,800
Total Parcel	0.112	422,400	3,100	453,300	878,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.63 | /Parcel: 449.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 94515
GIS Ref:
GIS Ref:
Insp Date: 12/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	422,500	3100	4,886.	453,300	878,900	878,900	Year End Roll	12/18/2019
2019	101	FV	317,400	3100	4,886.	424,900	745,400	745,400	Year End Roll	1/3/2019
2018	101	FV	316,800	3100	4,886.	351,300	671,200	671,200	Year End Roll	12/20/2017
2017	101	FV	316,800	3100	4,886.	323,000	642,900	642,900	Year End Roll	1/3/2017
2016	101	FV	316,800	3100	4,886.	294,600	614,500	614,500	Year End	1/4/2016
2015	101	FV	309,500	3100	4,886.	289,000	601,600	601,600	Year End Roll	12/11/2014
2014	101	FV	309,500	3100	4,886.	268,600	581,200	581,200	Year End Roll	12/16/2013
2013	101	FV	309,500	3100	4,886.	255,500	568,100	568,100		12/13/2012

!11280!

PRINT

Date	Time
12/11/20	01:28:03

LAST REV

Date	Time
03/23/18	10:56:46

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11280

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RILEY ROBERT J	32675-483		4/13/2001		455,000	No	No		
RILEY ROBERT/ET	23403-346		7/8/1993		1	No	No		F

USER DEFINED

Prior Id # 1:	94515
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2012	173	Manual	85,335	C				finish existing at
11/17/2004	1104	Addition	103,300	C		G6	GR FY06	16x12 1 sty add &

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Meas/Inspect	HS	Hanne S
5/29/2012	Info Fm Prmt	MM	Mary M
11/15/2008	Meas/Inspect	197	PATRIOT
6/7/2005	Permit Visit	BR	B Rossignol
11/23/1999	Meas/Inspect	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4886		Sq. Ft.	Site		0	80.	1.16	9									453,264						453,300	

Total AC/HA: 0.11217 | Total SF/SM: 4886 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 453,264 | Spl Credit | Total: 453,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33537853
Const Adj.:	0.98990101
Adj $ / SQ:	165.237
Other Features:	109186
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	473578
Depreciation:	51146
Depreciated Total:	422431

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

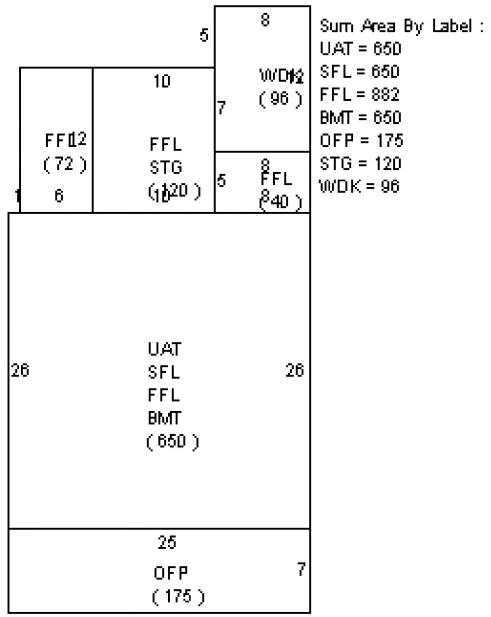
No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.76
Special Features:	0	Val/Su Net:	154.39
Final Total:	422400	Val/Su SzAd	275.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	882	165.240	145,739
BMT	Basement	650	62.460	40,599
SFL	Second Floor	650	165.240	107,404
OFP	Open Porch	175	25.670	4,492
UAT	Upper Attic	163	127.230	20,675
STG	Storage	120	7.590	911
WDK	Deck	96	15.840	1,520
	Net Sketched Area:	2,736	Total:	321,340
Size Ad	1532	Gross Are	3223	FinArea 1955

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0008-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1950	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100